

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Rezoning – Lands of Richard and Sandra Brittingham

2. Location: U.S. 13, south of Felton

3. Parcel Identification #: SM-00-139.00-01-48.02-000

4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Richard and Sandra Brittingham

Address: 12065 S. DuPont Hghway

City: Felton

State: DE

Zip: 19943

Phone: 302-284-0444

Fax: 302-284-9626

Email:

6. Applicant's Name: Owner

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name: Donovan Associates

Address: 429 South Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302-674-2903

Fax: 302-674-3826

Email: dcbraun@gadainc.com

8. **Please Designate a Contact Person, including phone number, for this Project: David C. Braun 302-674-2903**

Information Regarding Site:		
9. Area of Project(Acres +/-): 6.0		
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input checked="" type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural		
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." n/a		
12. Present Zoning: AC	13. Proposed Zoning: BG	
14. Present Use: Residential & Commercial	15. Proposed Use: Residential & Commercial	
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agriculture		
17. Comprehensive Plan recommendation: Low Density Residential If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>		
18. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? 600 gallons per day How will this demand be met? On-site well		
19. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:		
20. If a site plan please indicate gross floor area:		
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..		

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 2
Square Feet: 5112

Proposed Use: % of Impervious Surfaces: 2
Square Feet: 5112

25. What are the environmental impacts this project will have? none

How much forest land is presently on-site? none How much forest land will be removed?

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

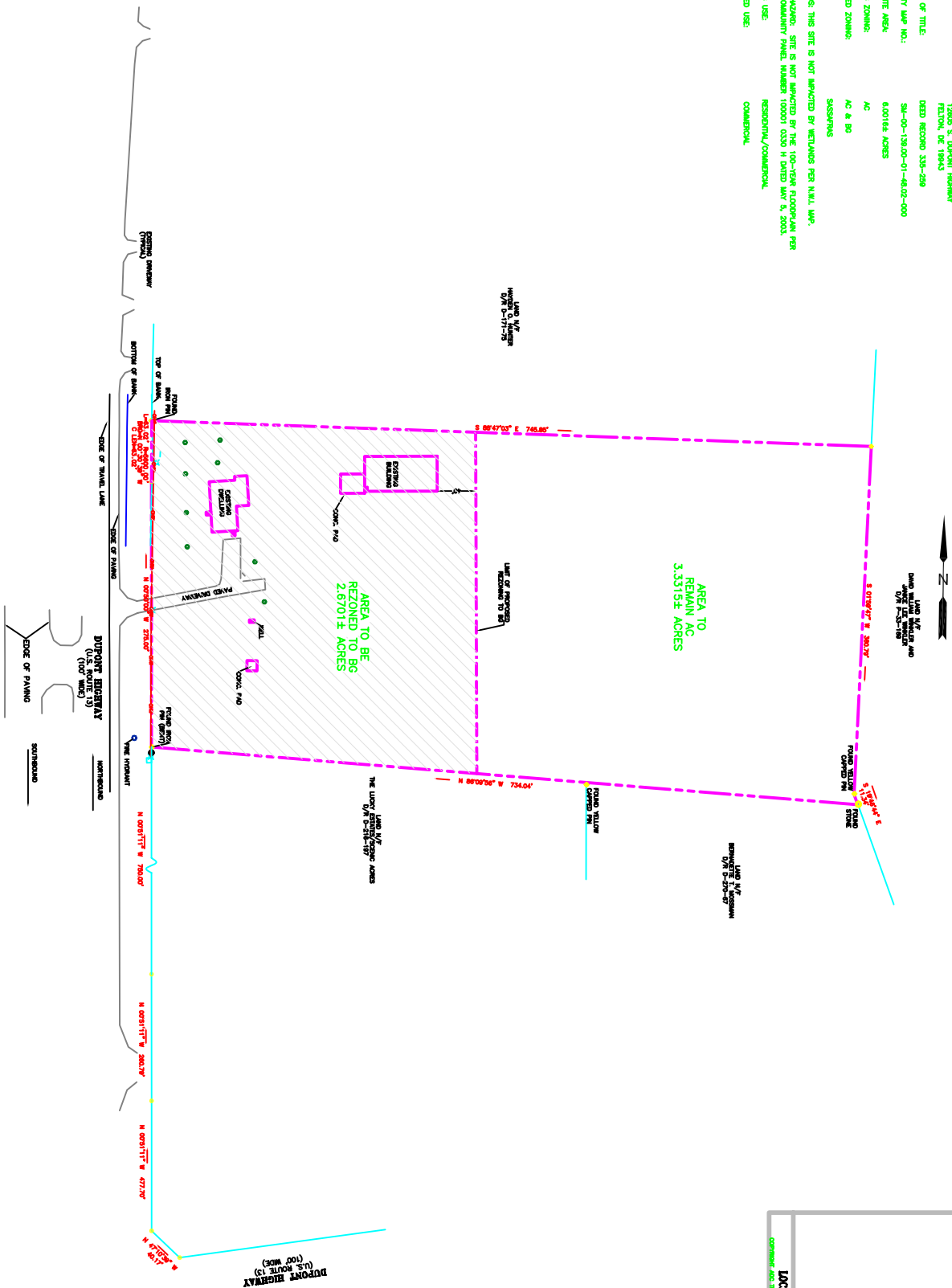
29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: none Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
31. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres Square Feet What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Where is the open space located? Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Buffers from wetlands, streams, lakes, and other natural water bodies
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season No additional traffic What percentage of those trips will be trucks, excluding vans and pick-up trucks? 25% of traffic estimated to be trucks

<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Existing entrance is to be converted into a private road.</p>	
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. None known</p>	
<p>40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)</p> <p><input type="checkbox"/> Sites (archaeological)</p> <p><input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please List them:</p>	
<p>44. Please make note of the time-line for this project: Site plan approval is to be requested immediately upon approval of the rezoning request.</p>	
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p>	
<p>_____ Signature of property owner or contract buyer</p>	<p>_____ Date</p>
<p>_____ Signature of Person completing form (If different than property owner)</p>	<p>_____ Date</p>
<p>This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.</p>	

NOTE: The application is to rezone the front portion of the property to BG to bring an existing commercial use (Britt's Overhead Doors) conforming. The building to the rear of the house is used for the business on site.

DATA COLUMN AND NOTES:

1. OWNER OF RECORD: RICHARD AND SANDRA BRITTINGHAM
12805 S. DUPONT HIGHWAY
RETDON, DE 19043
2. SOURCE OF TITLE: DEED RECORD 335-259
3. PROPERTY MAP NO.: SM-01-130.00-01-46.02-000
4. TOTAL SITE AREA: 6.00164 ACRES
5. EXISTING ZONING: AC
6. PROPOSED ZONING: AC & B3
7. SOILS: SASHPHMS
8. WETLANDS: THIS SITE IS NOT IMPACTED BY WETLANDS PER N.H.L. MAP.
9. FLOOD HAZARD: SITE IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA COMMUNITY PANEL NUMBER 100001 0330 H DATED MAY 5, 2003.
10. EXISTING USE: RESIDENTIAL/COMMERCIAL
11. PROPOSED USE: COMMERCIAL



SITE

LOCATION MAP: 1"=2000'

CONTINUED ACC. THE MAP SHEET, PREVIOUS EDITION NO. 3000318

REVISIONS

Gerald A. Donovan Associates, Inc.











PROFESSIONAL LAND SURVEYORS AND ENGINEERS
429 SOUTH GOVERNORS AVENUE, DOWEL DELAWARE 19904
TELEPHONE 302-674-2803 FAX 302-674-3056

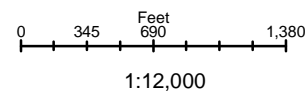
PLAN OF LANDS TO BE REZONED - LANDS OF
RICHARD AND SANDRA BRITTINGHAM
IN SOUTH MURDERVILL HUNDRED, KENT COUNTY AND STATE OF DELAWARE
TAX PARCEL NO. SM-01-130.00-01-46.02-000

DATE: 7-1-04
DRAWN BY: JLD
CHECKED BY: JLD
DRAWING NO.: 04-44
SCALE: AS SHOWN
SHEET NO.: Z1

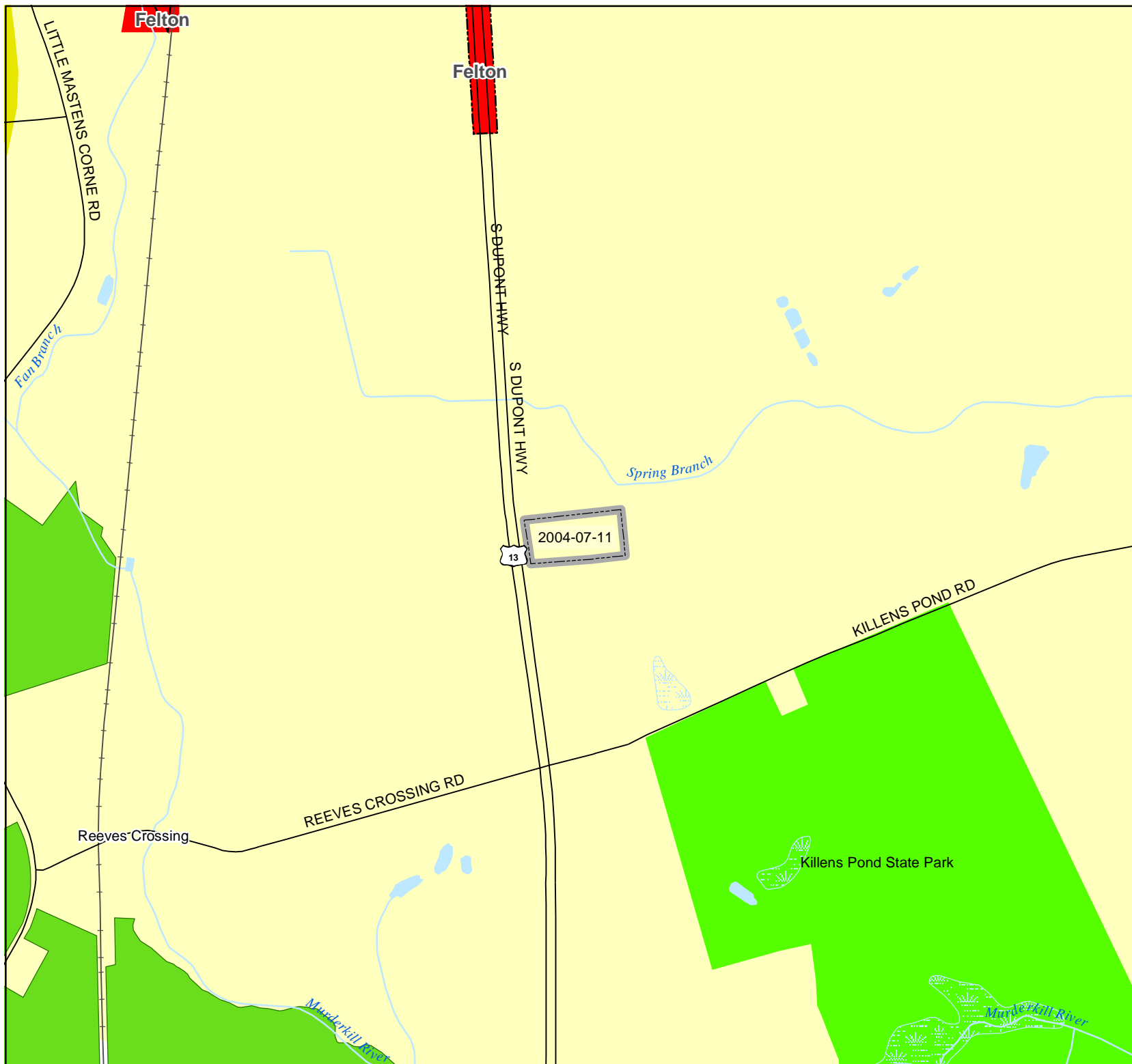
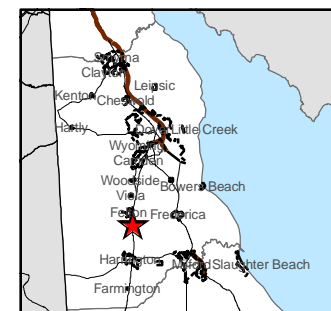
Preliminary Land Use Service (PLUS)

Britt's Overhead Doors
2004-07-11

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



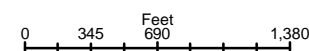
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Preliminary Land Use Service (PLUS)

Britt's Overhead Doors
2004-07-11

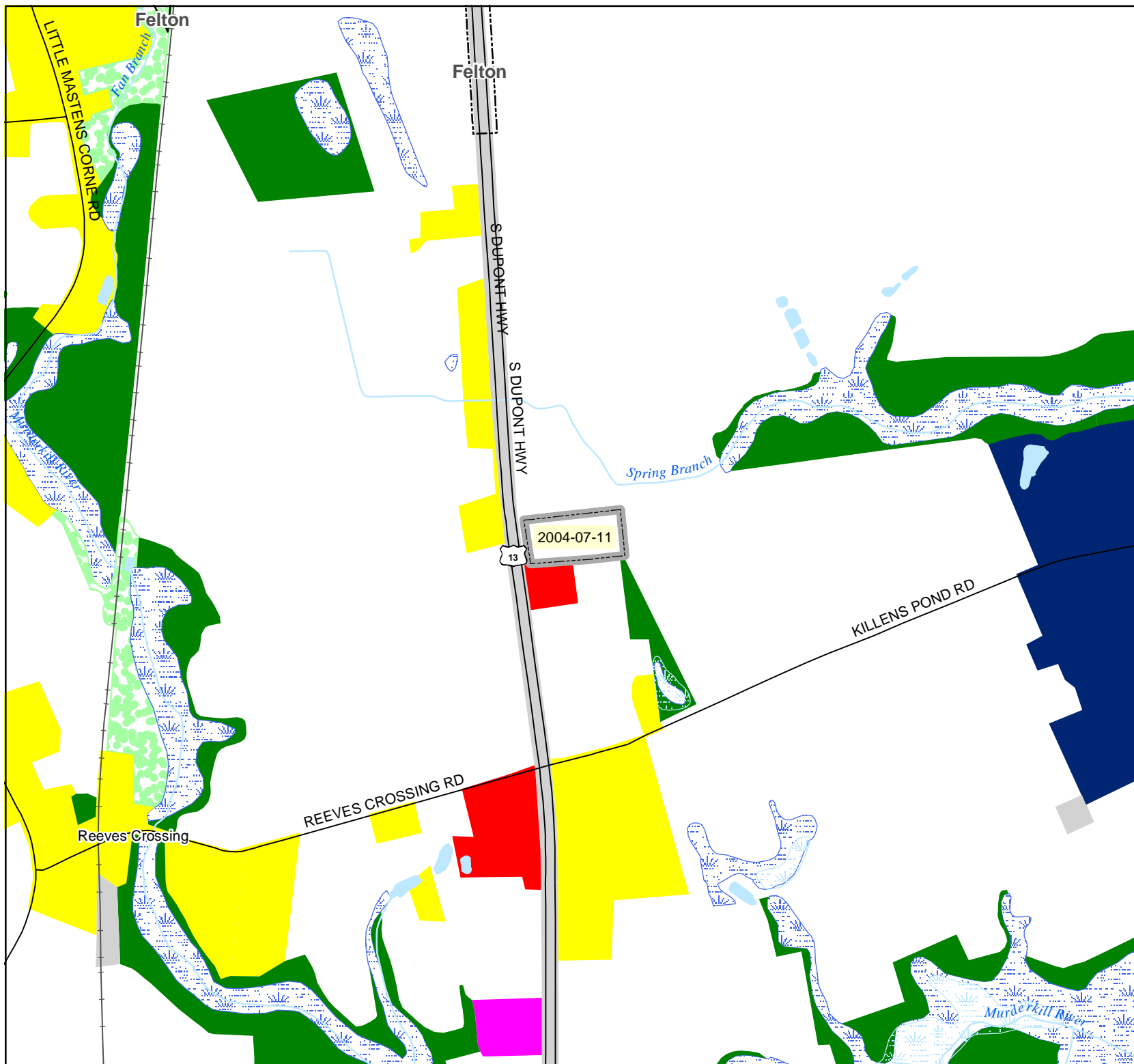
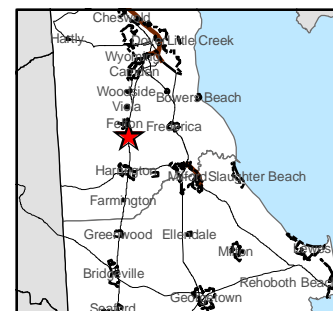
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

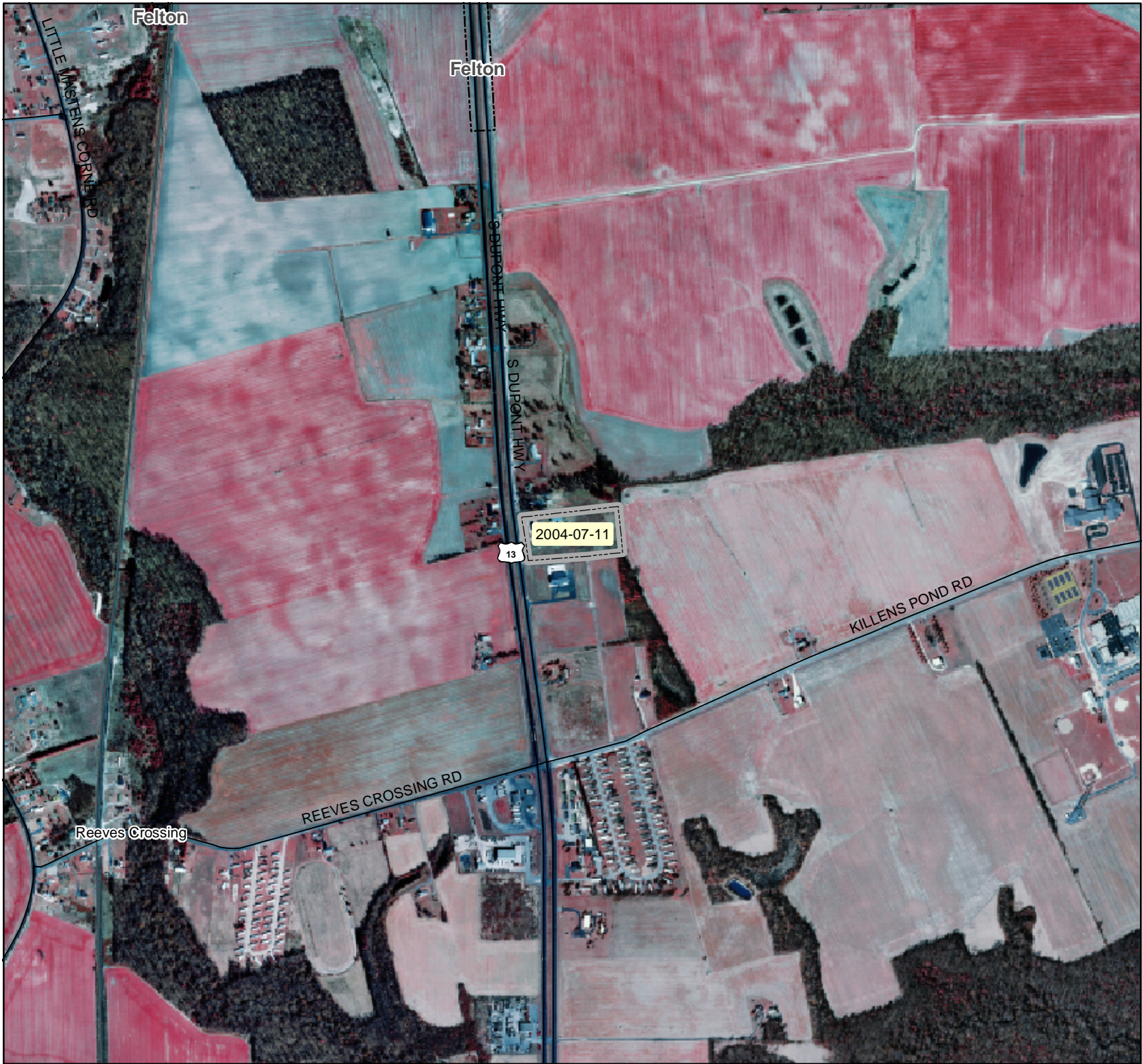


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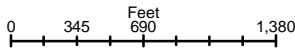


Preliminary Land Use Service (PLUS)

**Britt's Overhead Doors
2004-07-11**

2002 False-Color
InfraRed Orthophotography

- Project Area
- Municipalities



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